

Brad Criner
 Administrator
 Bond County Building & Zoning Department
 10/14/21

October Mid-Month Report

Month to date, processed 15 applications, one complaint and issued three building permits, conducted one field inspections at various locations throughout the county. Month to date revenues totaled \$1,621; \$36,724 YTD.

The Bond County Zoning Board of Appeals meeting scheduled for 10.12.2021 was cancelled due to a lack of a quorum of board members. It has been rescheduled for November 9, 2021. New certified letters and public notice publications will be mailed for the Appeal to C05-21, Special use permits 44-21 & 46-21.

Our office has concluded the investigation for C05-21/C08-21. Report is attached.

Cloudpermit software is now fully implemented and debug is complete. We plan to update the county website with links to permit software and various other documents this month.

Issued permits report:

Municipal address	Work type	Work target	Applicant	Issued date	Issued by
370 BADEN AVE	New	Other	Milton Grasle	10/13/2021	Brad Criner
1198 COUNTRY CLUB RD	New	Shed	DAVE DISCH	10/13/2021	Brad Criner
734 COX MONUMENT AVE	New	Mobile home	William T Funderburk	10/13/2021	Brad Criner

Fees & Payments report:

Permit Address	Fee Item Name	Amount	Payer Name
84 BEAVER CREEK TRL	Building Fee - Conditioned	\$ 321.15	SHANE REYMOND
84 BEAVER CREEK TRL	Building Fee - Conditioned	\$ 321.15	SHANE REYMOND
84 BEAVER CREEK TRL	Compliance Fee	\$ 75.00	SHANE REYMOND
84 BEAVER CREEK TRL	Building Fee - Unconditioned	\$ 171.10	SHANE REYMOND
84 BEAVER CREEK TRL	Carport, Garage, Deck and Patio	\$ 200.00	SHANE REYMOND
1198 COUNTRY CLUB RD	Compliance Fee	\$ 75.00	DAVE DISCH
1198 COUNTRY CLUB RD	Building Fee - Unconditioned	\$ 100.80	DAVE DISCH
370 BADEN AVE	Accessory Fee	\$ 75.00	Milton Grasle
370 BADEN AVE	Compliance Fee	\$ 75.00	Milton Grasle
734 COX MONUMENT AVE	Compliance Fee	\$ 75.00	William T Funderburk
734 COX MONUMENT AVE	Building Fee - Conditioned	\$ 132.00	William T Funderburk
Total		\$1,621.20	

Addendum A: Complaint Report C08-21 & C05-21:**BOND COUNTY ZONING ADMINISTRATOR**

206 W. Main Street, Greenville, IL 62246

Telephone 618.664.9263

14 October 2021

A complaint(s), number(s) C08-21 & C05-21, has been filed by Jonathan Sones and various petitioners against Tom & Louanne Theiss.

Nature of Complaint: Operating a campground without a special use permit, improper sewage disposal, violation of section 3-10 of the BCZO, lower property values, increased traffic including 4-wheelers, pollution/trash, property damage, trespassing, noise, strangers & no facilities resulting from the operation of a campground.

Investigation: Conducted multiple site visits at the Theiss property located at 1292 Red Ball Trail, Greenville, IL 62246. Requested investigation and report from both the Bond County

Health Department and IDPH. Reviewed property values of adjacent properties. Interviewed Tom & Louanne Theiss, several surrounding property owners and the Bond County Sherriff's Department.

Finding of Fact: Police report indicates no evidence of trespassing nor property damage. Bond County Health Department has confirmed that Mr. Theiss' sewage disposal on the property is adequate and in compliance. IDPH has determined that the subject property does not meet the threshold for a campground. Values of surrounding properties have continued to increase in sales value with no apparent effect from existing campground located nearby at Buzzard Bay Arena. No existing evidence is present to suggest now or future issues regarding increased traffic including 4-wheelers, pollution/trash, property damage, trespassing, noise, or strangers.

Conclusions: Tom & Louanne Theiss are not operating an illegal campground. No special use permit is required at this time. All sewage facilities at the Theiss property are in compliance with the Bond County Health Department and follow the Bond County Zoning Ordinance. Complaints are baseless without merit nor fact.

Action taken: No further action required.

Brad Criner
Bond County Zoning Administrator